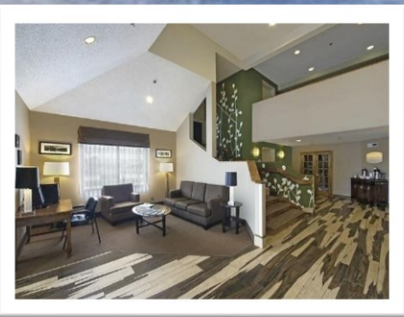


INVESTMENT SUMMARY

Contact Broker for Price Guidance

- Limited-Service Hotel with 62 Rooms Opened in 1995
- Single, 3-Story Building with 22,210 SF of Gross Building Area and 52 Surface Parking Stalls
 - Land Size (Gross): 0.89 AC / 38,681 SF



FORT COLLINS AMONG MOST DESIRABLE PLACES TO LIVE IN U.S.

LOCATION

- Strategically located along Interstate 25's north corridor in Fort Collins, providing easy accessibility to Downtown Denver, Estes Park, Boulder, Denver International Airport, and Cheyenne, WY.
- Ideally situated off East Mulberry Street at the Exit 269 off ramp. East Mulberry is the primary thoroughfare into downtown Fort Collins and Colorado State University, both just four miles to the east. The site is readily accessible and highly visible from I-25.
- In addition to lodging demand generated from I-25 traffic, the Property's neighborhood consists of several light industrial businesses, master-planned communities, and single-family homes, all of which help to funnel room demand to the Hotel.

Baymont by Wyndham Fort Collins

3808 E. Mulberry Street | Fort Collins, CO 80524

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ACQUISITION OPPORTUNITY

North I-25 Corridor

DISTANCE TO OTHER CITIES / POINTS OF INTERESTS		
Map #	Cities / Points of Interest	Miles
★	Baymont Inn	
1	Longmont, CO	35
2	Cheyenne, WY	42
3	Estes Park / Rocky Mtn. National Park	45
4	Downtown Denver	60
5	Boulder, CO	61
6	Denver International Airport	65

UPSIDE OPPORTUNITY

This is an upside opportunity for limited service, starter hotel Investors. It has tremendous upside. It is especially suitable for newer energetic owner/operators. The hotel opened and operated as a Gen 3 Sleep Inn (2000) with favorable market share history prior to loss of brand and lender foreclosure in 2009. It was rebranded under new ownership. Pre-pandemic operations were at mid- 80% of comp market share. Post pandemic on-site management was lost and revenues have dropped dramatically since. The opportunity is strong for an owner/operator with marketing sense and basic abilities to add value via daily on-site management. Potential can be enhanced with some revenue/rate management and reestablishment of local market awareness. It can be repositioned as the affordable option in the north Fort Collins submarket.

Baymont By Wyndham Fort Collins - Historical Rooms Statistics					
Metric	2018	2019	2020	2021	2022
Occupancy	57.0%	67.7%	65.6%	38.8%	33.3%
ADR	\$58.41	\$51.56	\$36.25	\$68.68	\$69.37
RevAPR	\$33.28	\$34.91	\$23.78	\$26.65	\$23.10

Source: Smith Travel Research

FORT COLLINS' OVERVIEW

ECONOMY

Fort Collins is the economic and social hub of Northern Colorado - the region's center for government, retail trade, the arts, health care, education, and employment. The city maintains the area's largest and best-educated workforce.

Fort Collins' economy is diverse and resilient. The primary sectors that inject disposable income into the economy are manufacturing, high tech, higher education, and state and federal government. The city's key manufacturers include Advanced Energy, Aleph Objects, Anheuser-Busch, In-Situ, Noosa, Otter Products, Tolmar, Vestas, Walker Manufacturing, Water Pik, and Woodward. Among high-tech firms, Fort Collins hosts a rare number of semi-conductor firms. The city is one of the few areas in the world with facilities for Advanced Energy Industries, Broadcom, HP-E, and Intel. Other sectors of note in Fort Collins include geospatial, water innovation, clean energy, and bioscience.

COLORADO STATE UNIVERSITY

Colorado State University's ("CSU") flagship campus is located in Fort Collins, just four miles east of the Hotel. CSU has a considerable economic impact on the city, as well as generating a large proportion of the area's hotel demand. CSU had an enrollment of nearly 28,000 in 2022 from all 50 states and 80 nations. The university has consistently grown over the last several years due to the school's relative affordability and the increased popularity of Fort Collins as a destination and a homestead.

The university is also the region's largest employer with nearly 7,000 employees. As a land grant university, CSU is one of the country's leading research institutions with strong emphasis on vector-borne infectious disease, veterinary medicine, atmospheric science, clean energy technologies, and environmental science. Annually, CSU attracts over \$300 million in research funding and makes a concerted effort to commercialize its research.

Fort Collins' blend of innovative manufacturing and high-tech firms, an educated population, research facilities, and a first-rate research university makes Fort Collins one of the nation's most innovative and entrepreneurial communities.

